



EATON SQUARE

BELGRAVIA | LONDON SW1



Renovated to an exacting standard, this is a rare and immaculately presented garden flat, located on one of the most prestigious garden squares in London.

First laid out in 1827 by Thomas Cubitt, Eaton Square is a world famous residential address and one of the most sought after in London. This grand garden square straddled the then named "Kings Road" and boasts 6 rectangular gardens, covering in the region of 6 hectares, which are accessible to the residents of this address which is home to some of the most valuable properties in the world. Eaton Square has the rare benefit of a 24 hr security detail, as well as a team of caretakers present on each section of the square throughout the day.



EATON SQUARE, BELGRAVIA, SW1





This exquisite apartment has been subject to complete refurbishment during the current ownership and offers elegant and well proportioned space, over only 2 floors. There is a perfect balance between excellent reception rooms, bedroom accommodation and the piece de resistance, is a wonderful private garden designed by Luciano Giubbilei – a Chelsea Gold Medal Winner, who also created the garden furniture. There is a bespoke Bulthaup kitchen with Gaggenau appliances, three double bedrooms and three bathrooms, with an additional fourth bedroom/staff accommodation with separate bathroom which leads through to a separate kitchen and utility room.

EATON SQUARE, BELGRAVIA, SW1





APPROXIMATE FLOOR AREA

236.3 sq m / 2,543 sq ft

Including Limited Use Area (2 sq m / 2.0 sq ft)



Lower Ground Floor

Raised Ground Floor

TERMS

Price Offers in excess of £5,495,000

Tenure Leasehold, expires 25th December 2125

Ground Rent Peppercorn

EPC E

Local Authority City of Westminster

Council Tax Band H

Air Conditioning throughout

Double Courtyard Garden

Two reception Rooms

Three Double Bedrooms

Fourth single bedroom

Four bathrooms

Garden designed by Luciano Giubbilei

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Chelsea